

**ZONING COMMITTEE
MINUTES
WEDNESDAY, DECEMBER 12, 2007**

The regularly scheduled meeting of the Zoning Committee was held on **Wednesday, December 12, 2007** in the Council Chambers, at 11:30 a.m.

The following members were present:

**The Honorable Ivory Lee Young, Jr., Chair
The Honorable Joyce Sheperd, Vice Chair
The Honorable Carla Smith
The Honorable Howard Shook
The Honorable Anne Fauver
The Honorable C. T. Martin,**

The following member was absent:

The Honorable Natalyn Archibong

Others present at the meeting were: Charletta Wilson-Jacks, Zoning Administrator, Department of Planning and Community Development; City Attorneys Lem Ward, Peter Andrews and Jeffery Heymore, Law Department; Debi Stars; and members of the Public and Council staff.

A. ADOPTION OF AGENDA

B. APPROVAL OF MINUTES

C. ORDINANCE FOR SECOND READING

07-O-2594 (1) An Ordinance by Councilmember Kwanza Hall requesting that Chapter 28A.010 of the Code Ordinances, the Sign Ordinance, Subsection (12) Special Public Interest District 1 (Central Core) District of the City of Atlanta Zoning Ordinance be waived to allow for the construction of two (2) Signs at 100 Auburn Avenue, NE; and for other purposes.
(Held 12/12/07)

HELD

D. ORDINANCE FOR FIRST READING

07-O-2590 (1) An Ordinance by Zoning Committee to rezone from the R-4
Z-07-116 (Single-Family Residential) District to the R-4B (Single-Family Residential) District, property located at **390 Maynard Terrace, SE**, fronting approximately 98 feet on the east side of Maynard Terrace and approximately 299 feet on the south side of Marbut Avenue (An unimproved right-of-way).

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D. ORDINANCE FOR FIRST READING

Depth:	Varies
Area:	Approximately 0.63 Acres
Land Lot:	178, 15th District, Dekalb County, Georgia
Owner:	Kola Bamidele
Applicant:	Scott West
NPU-W	Council District 5

FAVORABLE – TO BE REFERRED TO ZRB AND ZONING COMMITTEE

E. PUBLIC HEARING ITEM

06-O-0038 (1)
Z-05-56 An Ordinance by Councilmembers Carla Smith and Ivory Lee Young, Jr. to amend Various Sections of the Zoning Code of the City of Atlanta, for the purpose of clarifying and/or defining certain terms related to Supportive Housing; to provide how applications for such uses are to be processed; defining the term Community Center and removing certain redundant terms related to such use; redefining the conditions under which dormitories, Sorority Houses and Fraternity Houses are permitted; deleting rooming houses and boarding houses as permitted uses in certain districts; and for other purposes. **(Favorable by Zoning Committee 10/31/07) (Referred back by Council 11/5/07) (Held 12/12/07) (Advertised for a Public Hearing on 12/12/07)**

HELD

F. PAPERS HELD IN COMMITTEE

06-O-0273 (1) An Ordinance by Councilmembers Carla Smith, Ivory Lee Young, Jr. and Cleta Winslow correcting Ordinance Number 04-O-0179/Z-04-24 which amended Section 16-29.001(16) "Human Services" including Personal Care Homes, Rehabilitation Centers and Nursing Homes by clarifying and/or redefining certain terms; and for other purposes. **(Held 2/1/06 for further review)**

HELD

F. PAPERS HELD IN COMMITTEE (CONT'D)

HELD

HELD

HELD

F. PAPERS HELD IN COMMITTEE (CONT'D)

HELD

HELD

06-O-1927 (7) An Ordinance by Councilmembers Howard Shook, H. Lamar Willis, Jim Maddox and Ceasar C. Mitchell **as substituted by Zoning Committee** to amend the 1982 Zoning Ordinance of the City of Atlanta, As Amended, so as to create a New Chapter to be entitled, 8B, Fulton County Townhouse Residential; to establish design guidelines for said District; to enact, by reference and incorporation, a Map establishing the boundaries of said District for the Cascade Glenn; to amend the City of Atlanta Zoning Maps; to modify the zoning

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F. PAPERS HELD IN COMMITTEE (CONT'D)

process for annexations; and for other purposes.
**(Forwarded with no recommendation by Zoning
Committee 9/13/06) (Referred back by Council
12/04/06) (Held 12/13/06 for further review)**

HELD

07-O-0396 (8)
CDP-07-09

An Ordinance by Community Development/Human
Resources Committee to amend the Land Use Element of the
City of Atlanta 2004-2019 Comprehensive Development Plan
(CDP) so as to re-designate property that is located at **349
14th Street**, from the "Low Density Commercial" Land Use
Designation; to the "Mixed-Use" Land Use Designation; and
for other purposes. **(1st Quarter CDP Public Hearing held
3/12/07) (Held 3/13/07 awaiting companion Zoning
legislation) (Favorable by CD/HR Committee 3/27/07)
(Held 3/28/07 at the request of the applicant)**
NPU-E **Council District 2**

HELD

07-O-0148 (9)
Z-06-138

An Ordinance by Zoning Committee to rezone from the C-2
(Commercial Service) District to the MRC-3 (Mixed
Residential-Commercial) District, property located at **349
14th Street, NW**, fronting approximately 134 feet on the
south side of 14th Street, at the southwest corner.
Depth: Approximately 152 Feet
Area: Approximately 0.47 Acre
Land Lot: 149, 17th District, Fulton County, Georgia
Owner: Julian W. Rikard
Applicant: Michael Gamble
(Held 3/28/07 at the request of the applicant)
NPU-E **Council District 2**

HELD

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F. PAPERS HELD IN COMMITTEE (CONT'D)

06-O-1445 (10) An Ordinance by Zoning Committee to rezone from the R-G-3
Z-06-74 (Residential General-Sector 3) District to the PD-MU
 (Planned Development-Mixed Use) District, property located
 at **3700 Martin Luther King, Jr. Drive, SW**, fronting
 approximately 474.25 feet on the south side of Martin Luther
 King, Jr. Drive beginning approximately 183 feet from the
 southwest corner of Adamsville Drive. **(Held 5/2/07 at the
 request of Councilmember of the District)**

Depth: Varies

Area: Approximately 27 Acres

Land Lot: 15, 14th District, Fulton County, Georgia

Owner: Atlanta Neighborhood Development Partnership

Applicant: Marvin Greer

NPU-H

Council District 10

HELD

06-O-2308 (11) An Ordinance by Zoning Committee to rezone
Z-06-113 from the SPI-6 (Poncey Highland Special Public Interest)
 District to the C-1 (Community Business) District, property
 located at **863 Ponce de Leon (rear), NE**, fronting
 approximately 63 feet on the east side of Barnett Street,
 beginning 150 feet from the westerly corner of Barnett Street
 and Ponce de Leon Avenue. **(Filed by ZRB and Zoning
 Committee 5/20/07) (Referred by back by Full Council
 6/4/07) (Held 6/13/07)**

Depth: Approximately 74 Feet

Area: Approximately 0.861 Acre

Land Lot: 17, 14th District, Fulton County, Georgia

Owner: Robert T. Budd

Applicant: Kevin A. Ross

NPU-N

Council District 2

HELD

07-O-0389 (12) An Ordinance by Zoning Committee to amend Ordinance 04-
Z-07-24 O-2076/Z-04-127 which amended Z-03-85 which rezoned
 property from the RG-2 (Residential General-Sector 2)
 District to the PD-H (Planned-Development-Housing)
 District, property located at **201 Moury Avenue, SE** for the
 purpose of a Site Plan Amendment. **(Held 6/27/07)**

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F. PAPERS HELD IN COMMITTEE (CONT'D)

Owner: Villages at Carver, LLC.
Applicant: James R. Bailey
NPU-Y

Council District 1

FAVORABLE

07-O-1524 (13)
Z-07-40

An Ordinance by Councilmember Joyce Sheperd to rezone from the R-4 (Single-Family Residential) district to the R-4A (Single-Family Residential) District, property located at **1623, 1619, 1615, 1609, 1603, 1599, 1595, 1589, 1585, 1579, 1575, 1573, 1569 and 1559 Langston Avenue, SE,** fronting approximately 716.50 feet on the west side of Langston Avenue. Property is located approximately 150 feet on north of the intersection of Langston Avenue and Katherwood Drive. **(Held 8/29/07 for further review)**

Depth: Varies

Area: Approximately 6.03 Acres

Land Lot: 121, 14th District, Fulton County, Georgia

Owner: Brian Turner, President Southern Saw

Applicant: David N. Hauseman

NPU-X

Council District 12

HELD

07-O-1910 (14)
Z-07-99

An Ordinance by Councilmember Carla Smith to rezone the properties located at **760 Confederate Avenue, also known as 766 Confederate Avenue and 750 Confederate Avenue** from the R-5 (Two Family Residential District) District to the C-1-C (Community Business District Conditional); to modify the Official Zoning Maps; and for other purposes. **(Held 11/28/07)**

HELD

F. PAPERS HELD IN COMMITTEE (CONT'D)

HELD

HELD

Respectfully submitted:

Joyce M. Sheperd
The Honorable Joyce Sheperd, Vice Chair